

A. R. KHASNIS

CHARTERED ENGINEER
GOVT. REGISTERED VALUERS
REGD. NO. CAT. I-229 OF 1988

SHILPA A. SAWANT

B.E. (CIVIL)

KHASNIS & ASSOCIATES

CONSULTING ENGINEERS, PROJECT CONSULTANTS
& GOVT. APPROVED VALUERS
NON DESTRUCTIVE TESTING & REHABILITATION EXPERTS
JANKI APARTMENT, GROUND FLOOR, MURBAD ROAD,
NEAR MHASKAR'S HOSPITAL, KALYAN (W).
TEL. : 2213460, 2213497

FORM -2 (See Regulation 3)

ENGINEER'S CERTIFICATE

Date: 31/05/2017

To,
THARWANI REALTY
(Prop. Anil Tharwani)
102, Grande Bldg,
Riverdale Vista CHS,
Hill Road, Nr ACP Office,
Khadakpada, Kalyan - 421301

Subject: Certificate of cost Incurred for Development of THARWANI ARIANA (PHASE III) for construction of 2 wing(s) of (G+15) the THARWANI REALTY(MahaRERA Registration Number _____) situated on the Plot bearing Survey No. 133/1A & 133/1(P) demarcated by its boundaries (latitude and longitude of the end points)

NORTH - WEST	N19°11'07.86206"	E73°13'40.56984"
NORTH - EAST	N19°11'07.28988"	E73°13'41.62541"
NORTH - EAST	N19°11'05.71911"	E73°13'40.70423"
NORTH - EAST	N19°11'04.51230"	E73°13'38.88816"
SOUTH - EAST	N19°11'02.07501"	E73°13'36.68011"
SOUTH - EAST	N19°11'01.33487"	E73°13'37.64330"
SOUTH - EAST	N19°11'00.66548"	E73°13'36.98338"
SOUTH - WEST	N19°11'00.26506"	E73°13'33.40046"
SOUTH - WEST	N19°11'04.59290"	E73°13'35.60426"
SOUTH - WEST	N19°11'06.75758"	E73°13'38.13528"

Village Chikhholi, taluka Ambarnath, District Thane, Admeasuring 20000 sq mts. Area being developed by Tharwani Realty (Prop. Anil Tharwani)

Sir,

I A R Khasnishave undertaken assignment of certifying Estimated Cost for the Project THARWANI ARIANA PHASE III proposed to be registered under MahaRERA, being 02



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wing(s) situated on the plot bearing C.N.No./ CTS No./ Survey No./ Final Plot No.
133/1A & 133/1(P) Village Chikhholi, Taluka Kalyan, District Thane, admeasuring 5840 sq.mts.
area being developed by Tharwani Realty (Prop. Anil Tharwani)

1. Following technical professionals are appointed by Owner/Promoter:-
 - (i) Shri Dinesh Bajaj as L.S./ Architect;
 - (ii) M/sKhasnis & Associates as Structural Consultant
 - (iii) M/sNOESIS Project Consultants as MEP Consultant
 - (iv) ShriNaresh Shindeas Quantity Surveyor*
2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the schedule of items and quantity for the entire work as calculated by Shri Naresh ShindeQuantity Surveyor*appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 45,41,47,234/- (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the Ambernath Municipal Council being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost incurred till date is calculated at Rs. NIL (Total of Table A and B). The amount of EstimatedCost Incurred is calculated on the base of amount of Total Estimated Cost.
5. The Balance Cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from Ambernath Municipal Council is estimated at Rs 45,41,47,234/- (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid project as completed on the date of this certificate is as given in Table A and B below:



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Form - 2 - Certificates of Engineer

Table A

WING - KARISMA

(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated cost of the building/wing as on 31/05/2017 date of Registration is	189,232,500
2	Cost incurred as on 31/05/17 (based on the Estimated cost)	-
3	Work done in percentage (as Percentage of the estimated cost)	0%
4	Balance cost to be Incurred (Based on Estimated Cost)	189,232,500
5	Cost Incurred on Additional/Extra Items as on 31/05/2017 not included in the Estimated cost (Annexure A)	-



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Form - 2 - Certificates of Engineer

Table A

WING - LAVINA

(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated cost of the building/wing as on 31/05/2017 date of Registration is	189,232,500
2	Cost incurred as on 31/05/17 (based on the Estimated cost)	-
3	Work done in percentage (as Percentage of the estimated cost)	0%
4	Balance cost to be Incurred (Based on Estimated Cost)	189,232,500
5	Cost Incurred on Additional/Extra Items as on 31/05/2017 not included in the Estimated cost (Annexure A)	-



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Form - 2 - Certificates of Engineer**Table B**

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amount in Rs.
1	Total Estimated Cost of the Internal and External Development works including amenities and facilities in the layout as on 31/05/2017 Date of Registration is	75,682,234
2	Cost incurred as on 31/05/2017 (based on the Estimated Cost)	-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	75,682,234
5	Cost Incurred on Additional/Extra Items as on 31/05/2017 not included in the Estimated cost (Annexure A)	-



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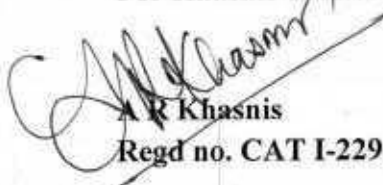
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Yours Faithfully

For Khasnis & Associates


A.R. Khasnis
Regd no. CAT I-229 of 1988



***Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked(*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked(*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/ to be incurred.
5. All components of work with specifications are indicative and not exhaustive.
6. Ground level work has been considered at standard cost and Club house interior work has not been considered.

Annexure A

List of Extra/Additional items executed with Cost
(Which were not parts of the original Estimate of Total Cost)

Declaration

I, Shri. Anil H. Tharwani, Proprietor of M/S Tharwani Reality, do hereby declare as under;

1. We have undertaken development of project by name Tharwani Ariana Phase III at village Chikhholi, Taluka-Ambernath, Dist- Thane.
2. We have calculated Estimated Project Cost as per the sanctioned building plans. The said cost does not include cost of proposed built-up area.
3. The Project cost as shown in Registration Application includes the construction cost of sanctioned built-up area as on submission of said Application.
4. The Engineer and Chartered Accountant have communicated their inability for calculating the exact construction cost of proposed built up area. Since, we don't want to miss dead line of registering the project, we are making registration of project by disclosing the facts as stated in this declaration. We hereby declare that we will

update/change/alter the Estimated Cost of Project, after obtaining the sanction from Planning Authority for additional construction.

5. Since, the RERA Act and RERA Rules are silent as to whether construction cost of proposed builtup area is to be considered for calculating the Estimated Project Cost, we are submitting this declaration to make it clear that we have not included construction cost of proposed builtup area in the declared Estimated Cost of Project and we will make necessary changes, if so directed by the RERA Authority.

Kalyan

Date- 28th July 2017



Mr. Anil Tharwani